

122.0

0004

0013.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,431,200 / 1,431,200

ASSESSED:

1,431,200 / 1,431,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		SPRING VALLEY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARTER E EUGENE-ETAL
Owner 2:	RITA RODRIGUEZ
Owner 3:	

Street 1: 25 SPRING VALLEY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 18,430 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1953, having primarily Wood Shingle Exterior and 2912 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18430		Sq. Ft.	Site		0	90.	0.58	10			View	10					963,172						963,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	18430.000	468,000		963,200	1,431,200		78882
							GIS Ref
							GIS Ref
							Insp Date
							08/04/16

1,431,200 / 1,431,200

1,431,200 / 1,431,200

1,431,200 / 1,431,200

1,431,200 / 1,431,200

1,431,200 / 1,431,200

1,431,200 / 1,431,200

 !9525!
PRINT
 Date Time
 12/10/20 23:59:24

LAST REV
 Date Time
 05/02/19 10:58:53

 jorourke
PAT ACCT.
 9525
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:
 PREVIOUS ASSESSMENT

Parcel ID 122.0-0004-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	467,900	0	18,430.	963,200	1,431,100	1,431,100	Year End Roll	12/18/2019
2019	101	FV	373,500	0	18,430.	1,016,700	1,390,200	1,390,200	Year End Roll	1/3/2019
2018	101	FV	373,500	0	18,430.	749,100	1,122,600	1,122,600	Year End Roll	12/20/2017
2017	101	FV	373,500	0	18,430.	717,000	1,090,500	1,090,500	Year End Roll	1/3/2017
2016	101	FV	377,100	0	18,430.	663,500	1,040,600	1,040,600	Year End	1/4/2016
2015	101	FV	343,700	0	18,430.	556,500	900,200	900,200	Year End Roll	12/11/2014
2014	101	FV	308,800	0	18,430.	543,700	852,500	852,500	Year End Roll	12/16/2013
2013	101	FV	308,800	0	18,430.	518,000	826,800	826,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12659-94		7/1/1974		85,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	639	Heat App	10,000	6/9/2015				Replace air handle
3/21/2014	238	Redo Kit	23,000					
11/25/2013	1733	Addition	110,000	O				
10/27/1997	646		10,500					REMODEL BATH/WINDO
5/26/1997	279		10,200					REMODEL BATH
3/30/1993	80		18,000					ADD CARPORT & WDK

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	Mail Update	JO	Jenny O
8/4/2016	Permit Insp	PT	Paul T
8/4/2016	Meas/Inspect	PT	Paul T
5/14/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
11/17/2008	Meas/Inspect	189	PATRIOT
12/6/1999	Inspected	267	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type:	18 - Raised Ranch		Full Bath:	1	Rating: Good	PDAS. OF=XTRA SHOWER.											
Sty Ht:	1 - 1 Story		A Bath:		Rating:												
(Liv) Units:	1	Total: 1	3/4 Bath:	1	Rating: Good												
Foundation:	1 - Concrete		A 3QBth:	1	Rating: Good												
Frame:	1 - Wood		1/2 Bath:		Rating:												
Prime Wall:	1 - Wood Shingle		A HBth:		Rating:												
Sec Wall:	8 - Brick Veneer	25%	OthrFix:	1	Rating: Very Good												
Roof Struct:	1 - Gable		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating: Very Good												
Color:	WHITE		A Kits:	1	Rating: Average												
View / Desir:			Frpl:	2	Rating: Average												
GENERAL INFORMATION			WSFlue:		Rating:												
Grade:	C - Average		CONDOS INFORMATION														
Year Blt:	1953	Eff Yr Blt:	Location:														
Alt LUC:		Alt %:	Total Units:														
Jurisdct:	G15	Fact:	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION						REMODELING								
Avg Ht/FL:	STD		Phys Cond:	GV - Good-VG	10. %	No Unit	RMS	BRS	FL	RES BREAKDOWN							
Prim Int Wall:	1 - Drywall		Functional:		%	1	6	3	1								
Sec Int Wall:		%	Economic:		%												
Partition:	T - Typical		Special:		%												
Prim Floors:	3 - Hardwood		Override:		%												
Sec Floors:	4 - Carpet	20 %	Total:	10.8 %													
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						COMPARABLE SALES								
Subfloor:			Basic \$ / SQ:	95.00		Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:			Size Adj.:	1.21634293													
Electric:	3 - Typical		Const Adj.:	1.00540435													
Insulation:	2 - Typical		Adj \$ / SQ:	116.177													
Int vs Ext:	S		Other Features:	140421													
Heat Fuel:	2 - Gas		Grade Factor:	1.00													
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000													
# Heat Sys:	1		NBHD Mod:														
% Heated:	100	% AC:	LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	Adj Total:	524636													
% Com Wall:		% Sprinkled:	Depreciation:	56661		Juris. Factor:	1.00	Before Depr:	116.18								
			Depreciated Total:	467975		Special Features:	0	Val/Su Net:	92.77								
						Final Total:	468000	Val/Su SzAd:	252.43								
MOBILE HOME			WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS			PARCEL ID						122.0-0004-0013.A								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:								Total:			